

Discussion Topics for Developers

EPA recognizes that stormwater management requirements could have an effect on the amount of land that is purchased for development and the site design for projects.

Questions that pertain to land needed to meet stormwater standards in general

For projects performed by your firm that were subject to existing stormwater standards, what was the effect of complying with standards on the amount of land that you purchased for the projects?

Similarly, what was the effect of complying with existing stormwater standards on the size of building foot prints or the number of buildings per project? In particular, if your firm has built single-family residential projects subject to stormwater standards, did the standards have an effect on the number of houses or the lot sizes?

In instances where the site design (e.g., project size, orientation of buildings, etc.) was changed to comply with the stormwater standards, was this done to accommodate a stormwater pond or low impact development retention practices?

Would having to comply with more stringent stormwater standards cause you to consider changes to site design to reduce the amount of stormwater that needs to be managed? If so, what would you consider making reductions to first: parking area, street widths, walkways, driveways, building footprints, or something else?

Is it reasonable to assume that developers can buy more land, or that they already own land, that they can incorporate into projects, when and if they determine that they need more land to comply with a stormwater requirements?

Has compliance with existing stormwater standards affected how much you are willing to pay for raw land?

On average, how long does it take to progress from 1) the initial purchase of the raw land, to 2) project completion, and 3) the sale or lease of all the project's resulting properties?

Questions that pertain to projects designed to meet a standard comparable to what EPA is considering (e.g., retention of the volume associated with the small storm), or to projects where the developer elected to use green infrastructure practices where a standard did not exist.

For projects performed by your firm that were subject to stormwater standards that required retention of a certain volume of stormwater, how did you manage the specified volume?

Did you use green infrastructure controls such as pervious pavement, raingardens, infiltration basin, green roofs, treeboxes or other controls?

Do local codes or ordinances require a certain amount of vegetated area? Have you or would you used this area for stormwater infiltration?

Did you chose to incorporate green infrastructure controls in the right of ways areas, such as along the sidewalk, roadway or in the setback areas?

Would you consider (or have you in past projects) reducing impervious surfaces such as reducing street widths, driveways, sidewalks or parking lots to reduce the amount of stormwater that had to be managed? Do codes and ordinances prohibit you from making these changes?

For developers that have attempted to use low impact development measures, the following questions pertain to your experiences. Have you used or attempted to incorporate low impact development measures into a project and experienced barriers to implementing these measures? In general, what do you consider the biggest obstacles to implementing low impact development?

=Did the inclusion of green infrastructure impact the value of your property? If so, how?

Do you think there is a value to the green space gained by implementation of green infrastructure controls?

Has compliance with existing stormwater standards affected where you choose to undertake projects?

How has compliance with any existing (state/local) stormwater regulations delayed the time to complete a project, and if so, have these delays decreased as the rule has been in effect over time? What are your experiences with other regulations besides those involving stormwater?

Please reflect on how your answers to the above questions might differ between projects in the exurbs, suburbs, or urban areas; between green field and redevelopment projects; between residential and nonresidential projects; and in areas with very high land values vs. other urban areas.

Can you think of reasons why your experiences would not be generalizable to other developers throughout the country?